



**1 Miller Street, Deepcar, S36 2RP**  
**£149,995**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: [enquiries@thepropertyperspective.co.uk](mailto:enquiries@thepropertyperspective.co.uk) [www.thepropertyperspective.co.uk](http://www.thepropertyperspective.co.uk)

We are delighted to offer for sale this modern 2 bedroom duplex apartment located in this popular area with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property forms part of a sympathetic conversion of an existing building. As you would expect there is gas central heating and PVCu double glazing. There is a modern kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include the 39' living dining kitchen, internal oak doors and recessed spot lights to a number of rooms. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the lower floor is an entrance hall, living dining kitchen plus WC. There are 2 double bedrooms, the master with en suite plus a family bathroom accessed off the first floor landing.

There are well presented communal areas. There is barrier controlled parking with the property having a designated parking space.

Tenure - Leasehold  
Term - 995 Years Remaining  
Ground Rent - Nil  
Management Charge - £1,104 pa.  
Council Tax - Band A

The property comprises.

### LOWER FLOOR

#### Entrance Hall

With fitted flooring.

#### Living Dining Kitchen 39'1"(max) x 13'8"(max) (11.92m(max) x 4.17m(max))

An impressive through room having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling. With integrated oven, induction hob, hood, fridge freezer, washing machine and dishwasher plus recessed spot lights. With floor tiling and Karndean flooring plus window shutters.

#### WC 4'1" x 3'1" (1.25m x 0.96m)

Having contemporary white sanitary ware with paneling and floor tiling.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'1"(max) x 14'1"(max) (4.31m(max) x 4.30m(max))

With recessed spot lights, carpets and blinds. Access to eaves storage.

#### En Suite 5'9" x 5'5" (1.77m x 1.66m)

Having contemporary white sanitary ware with vanity basin, wall and floor tiling plus ladder radiator and recessed spot lights.

#### Bedroom 2 13'6" x 11'10" (4.14m x 3.61m)

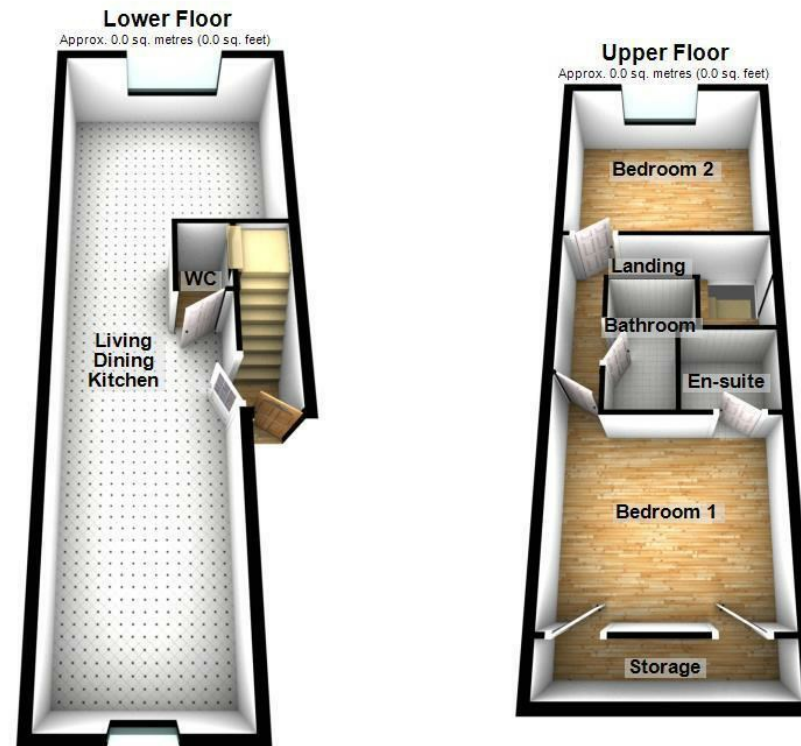
A double bedroom with recessed spot lights, carpets and blinds.

#### Bathroom 8'2"(max) x 5'5"(max) (2.49m(max) x 1.66m(max))

Having contemporary white sanitary ware with shower to bath, tiling, floor tiling, ladder radiator and recessed spot lights.

### EXTERNAL

There are well presented communal areas. There is barrier controlled parking with the property having a designated parking space.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)